

The Paseos at Mission Ridge 4

City of El Paso — City Plan Commission — 12/6/2018

SUSU18 - 00095 — Major Combination



STAFF CONTACT: Jim Henry, (915) 212-1608, henryji@elpasotexas.gov

PROPERTY OWNER: Hunt Mission Ridge, LLC

REPRESENTATIVE: CEA Group

LOCATION: North of Eastlake and West of Darrington, ETJ

ACREAGE: 32.479

VESTED: No

PARK FEES REQUIRED: N/A

EXCEPTION/MODIFICATION REQUEST: None

RELATED APPLICATIONS: N/A

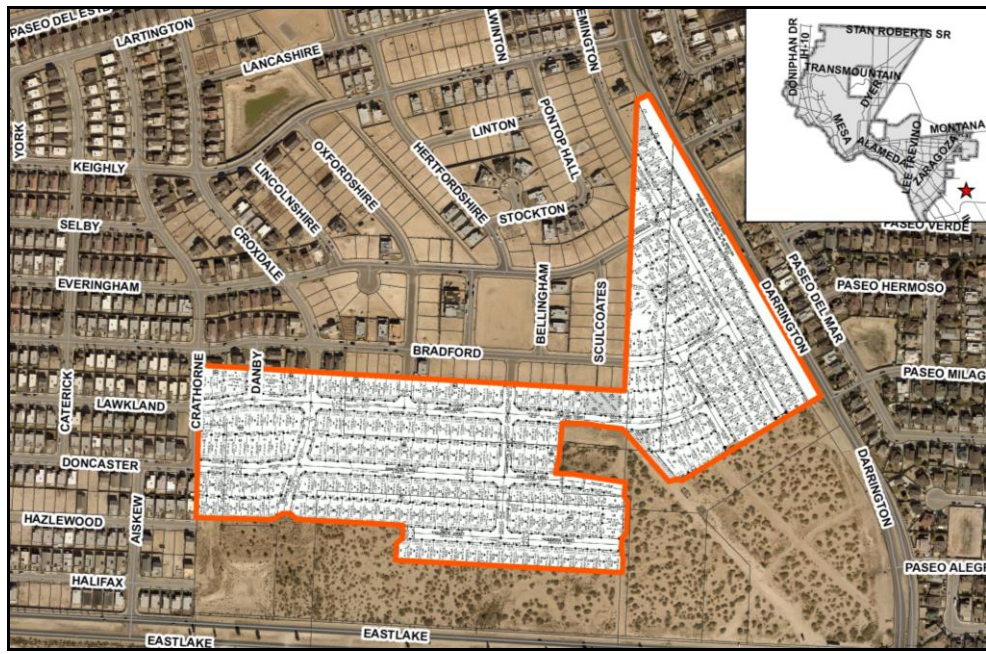
PUBLIC INPUT: N/A

STAFF RECOMMENDATION: **Approval** on a major combination basis subject to the following conditions:

1. Darrington Eastlake Commercial Unit 4 will need to be recorded prior to the recording of The Paseos at Mission Ridge 4 in order to provide access to Lots 11-16 Block 9, and Lots 25-32 Block 61;
1. Darrington Eastlake Commercial Unit 3 will need to be recorded prior to the recording of The Paseos at Mission Ridge 4 in order to provide access to Lots 12-14 Block 58 and Lot 10, Block 62;
2. The Temporary Stormwater Maintenance Easement encumbering Lots 15-16, Block 60 and Lots 11, 12, 23, and 24, Block 9 must be vacated prior to the recording of the final plat; and
3. The applicant's variance request to allow for a "T" cul-de-sac for Kathy Court must be approved by El Paso County prior to the recording of the final plat.

SUMMARY OF REQUEST: The applicant proposes to subdivide 32.479 acres of vacant land into 251 residential lots and 3 open space lots. This subdivision is being reviewed under the current subdivision code. Access to the proposed subdivision will be provided via Darrington Road.

SUMMARY OF DCC RECOMMENDATION: On November 20, 2018, The Development Coordinating Committee (DCC) recommended **approval** of the Paseos at Mission Ridge 4 on a major combination basis with planning staff's recommended conditions.



DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

N/A

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G-4, Suburban (Walkable)

GOAL 2.2	
The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
Goal 2.3	
The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking	
POLICY	DOES IT COMPLY?
Policy 2.2.2.: New/existing neighborhoods should have a mix of housing types which include small and large single-family detached homes, duplexes, townhouses, multi-family buildings, live-work units and accessory dwelling units	No, the applicant is proposing single-family residential lots. All of the proposed lots are similarly sized and there is no mix of uses included in the development.
Policy 2.2.4.a: Each new neighborhood should have a primary civic space such as a square or green near its physical center	No, there are no park or civic space proposed. However, there are several open space lots proposed including a hike and bike trail.
Policy 2.3.2: New neighborhood streets should connect to the existing street network in all adjoining areas where practical	Yes, the proposed subdivision will connect to the existing street network.

NEIGHBORHOOD CHARACTER: Subject property is located in El Paso County; therefore, it is not zoned. Surrounding properties consist of similar residential developments, except to the southeast where a commercial use is proposed. The nearest school is Horizon Heights Elementary

(.10 miles). The nearest City Park is Starduster Park (2.0 miles). This property is not located within any Impact Fee Service Area.

COMMENT FROM THE PUBLIC: N/A

STAFF COMMENTS:

Prior to the recording of the final plat, the applicant must specify who will be responsible for the maintenance of the proposed open space lot, add a note to the final plat indicating the responsible party, and update the dedication statement.

PLAT EXPIRATION:

This application will expire on **December 6 2021**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

ATTACHMENTS:

1. Location Map
2. Preliminary plat
3. Final plat
4. Application
5. Department Comments

The Paseos at Mission Ridge Unit 4



ATTACHMENT 2



12/6/2018

ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 11/5/18

SUSU18-00095

SUBDIVISION NAME: The Paseos at Mission Ridge 4

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A Portion of Section No. 21, Block 79, Township 3, Texas and Pacific Railway Company Surveys,
and a Portion of Section No. 22 Block 89, Township 3, Texas and Pacific Railway Company Surveys,
El Paso County, Texas Containing 45.990 Acres
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>32.478</u>	<u>251</u>	Office		
Duplex			Street & Alley	<u>12.659</u>	<u>13</u>
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			Common Open Space	<u>0.852</u>	<u>3</u>
School					
Commercial			Total No. Sites		<u>267</u>
Industrial			Total (Gross) Acreage		<u>45.990</u>
3. What is existing zoning of the above described property? ETJ Proposed zoning? ETJ
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes x No
5. What type of utility easements are proposed: Underground Overhead Combination of Both x
6. What type of drainage is proposed? (If applicable, list more than one)
Surface flow to proposed storm sewer infrastructure that will ultimately discharge into two existing off-site ponds.
7. Are special public improvements proposed in connection with development? Yes No x
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes x No
If answer is "Yes", please explain the nature of the modification or exception.
Modification request on a 52' right-of-way, with (2) 5' parkways, (2) 5' sidewalk and 32' pavement
& Modification to block perimeter
9. Remarks and/or explanation of special circumstances:
10. Improvement Plans submitted? Yes x No
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes No x
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12.	Owner of record	Hunt Mission Ridge, LLC	79902	915 533-1122
		(Name & Address)	(Zip)	(Phone)
13.	Developer	Same as Owner		
		(Name & Address)	(Zip)	(Phone)
14.	Engineer	CEA Group	79924	915 544-5232
		(Name & Address)	(Zip)	(Phone)

OWNER SIGNATURE:

[Handwritten Signature] President
Hunt Mission Ridge LLC

REPRESENTATIVE SIGNATURE:

[Handwritten Signature]

REPRESENTATIVE CONTACT (PHONE): 915-544-5232

REPRESENTATIVE CONTACT (E-MAIL): lgarceda@cea-group.net

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING
UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND
COMPLETENESS.

Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 5

PLANNING AND INSPECTION DEPARTMENT – PLANNING

Developer / Engineer shall address the following comments:

1: Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:

- a: Current certificate tax certificate(s)
- b: Current proof of ownership.
- c: Release of access document, if applicable.
- d: Set of restrictive covenants, if applicable.

2: Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

3. Prior to the recording of the final plat, the applicant must specify who will be responsible for the maintenance of the proposed open space lot, add a note to the final plat indicating the responsible party, and update the dedication statement.

4. Add the addresses from the preliminary plat to the final plat.

PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

1. At the improvement plan stage, provide protection to the subdivision from all offsite storm-water runoff that may have an adverse impact on any improvements.

2. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.

3. All downstream storm-water management facilities should be in place prior to development of the subject subdivision.

CAPITAL IMPROVEMENTS DEPARTMENT – PARKS

We have reviewed **The Paseos at Mission Ridge Unit Four**, a major combination plat map, and on behalf of CID Parks Planning Division we offer Applicant / Engineer the following comments: Please note that this is a Residential subdivision composed of **251** residential lots and includes **0.85** Acres of open space area split into 3 sections; Per City Standards **a total of 2.51 acres of "Parkland"** would have been required however

This subdivision is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area but not with-in the areas of potential annexation by the City, therefore meeting the requirements to be excluded from the calculation for "Parkland / fees" as **IT IS NOT** identified on the official map as described per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below:

Section 19.20.020 - Dedication Required

A. Dedication Required. All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

TEXAS GAS

We have reviewed your proposed plat. TGS does not object to the hike and bike trail, we will require to coordinate the design at the time the improvement plans are being created.

EL PASO WATER

No comments were received.

EL PASO COUNTY

The County is improving Darrington Road as part of the 2013 El Paso County Comprehensive Mobility Plan, which abuts the subject development. Projects are currently under design and are scheduled for construction in 2019. No improvements are required by the County of El Paso for the Paseos at Mission Ridge 4. Additionally, the developer is dedicating to the County of El Paso 60- feet of right-of-way along Darrington Road as part of this plat.

The County will be providing landscaping as part of the improvements to the widening Darrington Project.

The applicant did let us know that they will seek a variance for the "T" cul-de-sac.

CENTRAL APPRAISAL

Requested several Block and Lot numbering changes; change Block 1 to Block 63 and number the lots 1-19 and change Block 48, Lot 1 to Block 48, Lot 43.

SUN METRO

No objections.

911

There currently exists addresses on Danby St in the 700s range, please change the addressing on this plat to go with the existing address range.

EL PASO WATER

No comments were received.